

057.A

0004

0020.1

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

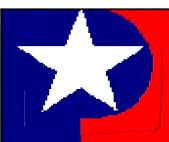
301,100 / 301,100

USE VALUE:

301,100 / 301,100

ASSESSED:

301,100 / 301,100


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		FOREST ST, ARLINGTON

OWNERSHIP

Owner 1:	CERVERA JOSE	Unit #:	1
Owner 2:	RICO MARIA I ALVAREZ		
Owner 3:			
Street 1:	20 FOREST ST UNIT 1		
Street 2:			

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: N

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DAVIS CHESLEY H -

Owner 2: -

Street 1: 20 FOREST ST UNIT 1

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1939, having primarily Vinyl Exterior and 745 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7814												G8	1.			

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	301,100			301,100		281224
							GIS Ref
							GIS Ref
							Insp Date
							01/31/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	301,100	0	.	.	301,100		Year end	12/23/2021
2021	102	FV	293,000	0	.	.	293,000		Year End Roll	12/10/2020
2020	102	FV	288,900	0	.	.	288,900	288,900	Year End Roll	12/18/2019
2019	102	FV	293,400	0	.	.	293,400	293,400	Year End Roll	1/3/2019
2018	102	FV	260,800	0	.	.	260,800	260,800	Year End Roll	12/20/2017
2017	102	FV	238,700	0	.	.	238,700	238,700	Year End Roll	1/3/2017
2016	102	FV	238,700	0	.	.	238,700	238,700	Year End	1/4/2016
2015	102	FV	221,400	0	.	.	221,400	221,400	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
DAVIS CHESLEY H	74135-177	1	2/14/2020		355,000	No	No			15439
TORRES JAMES A	62558-40		8/30/2013		308,500	No	No			
TORRES JAMES A	57794-223		11/4/2011	Convenience		1	No	No		
CARNEY JOHN	47741-172		6/30/2006		279,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
4/30/2020		SQ Returned									JO	Jenny O
4/17/2020		SQ Mailed									MM	Mary M
1/31/2018		Measured									PT	Paul T
1/31/2018		Measured									PT	Paul T
4/26/2007		External Ins									BR	B Rossignol

Sign:	VERIFICATION OF VISIT NOT DATA	/	/
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